082.0	0002	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	715,200	/	715,200
USE VALUE:	715,200	/	715,200
ASSESSED:	715,200	/	715,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPADAFORA JOHN A & JOY M
Owner 2:	
Owner 3:	
Street 1:	33 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRAJMAN DAN S & DORIT -
Owner 2:	-
Street 1:	44 FAIR OAKS DR
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1923, having primarily Clapboard Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	294,600		420,600	715,200
Total Card	0.138	294,600		420,600	715,200
Total Parcel	0.138	294,600		420,600	715,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.25 | /Parcel: 402.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50731

GIS Ref

GIS Ref

Insp Date 09/26/18

!6635!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,600	0	6,030.	420,600	715,200		Year end	12/23/2021
2021	101	FV	286,300	0	6,030.	420,600	706,900		Year End Roll	12/10/2020
2020	101	FV	286,300	0	6,030.	420,600	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	221,200	0	6,030.	414,600	635,800	635,800	Year End Roll	1/3/2019
2018	101	FV	220,700	0	6,030.	318,500	539,200	539,200	Year End Roll	12/20/2017
2017	101	FV	220,700	0	6,030.	300,500	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	220,700	0	6,030.	276,400	497,100	497,100	Year End	1/4/2016
2015	101	FV	211,900	0	6,030.	258,400	470,300	470,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:14:34

LAST REV

Date	Time
10/05/18	10:26:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6635

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAJMAN DAN S &	57532-199		9/28/2011		428,000	No	No		
	14041-409		8/1/1980		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	50731
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2013	799	Redo Kit	59,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Inspected	BS	Barbara S
8/9/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
6/26/2012	Measured	BR	B Rossignol
12/30/2011	MLS	EMK	Ellen K
12/10/2008	Meas/Inspect	345	PATRIOT
1/13/2000	Mailer Sent	277	PATRIOT
1/13/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	70.	1.00	6									420,631						420,600	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,631	Spl Credit		Total:	420,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	189.000
Other Features:	82624
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400217
Depreciation:	105657
Depreciated Total:	294560

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

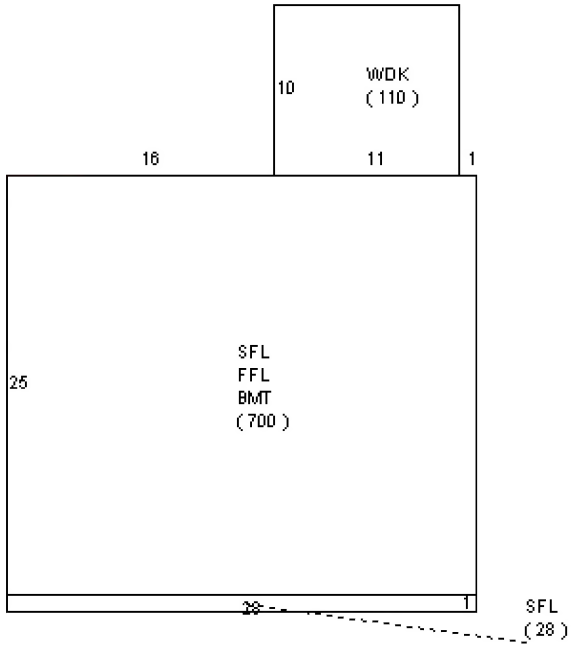
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.00
Special Features:	0	Val/Su Net:	131.64
Final Total:	294600	Val/Su SzAd	206.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	189.000	137,592
BMT	Basement	700	65.770	46,040
FFL	First Floor	700	189.000	132,300
WDK	Deck	110	15.090	1,660
	Net Sketched Area:	2,238	Total:	317,592
Size Ad	1428	Gross Area	2238	FinArea 1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: